
Overview

Aradev is planning the redevelopment of the Wake Robin Inn into a boutique hotel that will serve both the local Salisbury and greater areas. The project will include the restoration and expansion of the main inn building, 4 cottages spread throughout the property – 2 of which are placed on the Wells Hill Road side, creating a residential-feel buffer, an outdoor seasonal pool, a spa, and event space attached to the main inn building to hold 125 person gatherings. A food & beverage program will be spread across the buildings to serve both patrons of the property and local community members. There will be walking paths to highlight the natural features of the area. The property will be redeveloped with a focus on sustainability throughout its stormwater management practices, the use of pervious pavement when practical, the installation of rain gardens, and the enhancement of natural landscapes, including wetland buffer improvements.

Event Space

The event space can be rented out any day of the week, and most events are expected to take place on weekends/holidays with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Events within the event space that occur on Monday, Tuesday, Wednesday, or Thursday will be allowed between the hours of 9AM and 10PM. Events within the event space that occur on Friday, Saturday, Sunday, or any Holiday will be allowed between the hours of 9AM and ~~11PM~~ ~~12AM (midnight)~~. An event will encompass the pre-function area, event room, and vestibule – sequencing at different times throughout. There will only be one event ongoing in the event space at one time. All doors and windows open to the outside elements will be closed at 9pm except for fire and life safety reasons. Note: fireworks will not be permitted at any time. **Events with 100+ persons (excluding catering and staff) inside the “Event Space” are considered Large Events.**

Usable Space (sf): 4,680 sq ft

Capacity: The event space will have a capacity limit of 125 guests, whether seated or standing. The venue may be reserved for private events by both hotel guests and members of the public. In addition, Aradev anticipates utilizing the event space to host a range of community-oriented and public events, including but not limited to trade shows, art exhibitions, philanthropic gatherings, and town hall meetings.

Fast Casual Restaurant

The fast casual restaurant will be open daily from 11am to ~~8pm~~ ~~9pm~~ and will have outdoor seating via picnic benches. There is a 500-600sf space in the basement of the main inn building which will have a service window for patrons to use to purchase, order, and receive food. The fast casual restaurant is open to the public. **The Fast Casual Restaurant will be closed when there is a Large Event in the Event Space**

Usable Space (sf): N/A

Capacity: The fast casual restaurant will be an order at the counter service and picnic tables + tables placed throughout the lawn. No official capacity as this is outdoors but expected peak patronage at one time around 30 – 40 people.

Restaurant + Bar

The three-meal restaurant inside the hotel will be open daily at 7AM and conclude service in accordance with the proposed hours of operation in the proceeding pages.

Usable Space (sf): 3,000 sq ft

Capacity: Anticipated interior usage at one time will be between 40 – 80 persons and exterior usage at 40 – 80 persons. The maximum seating & standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

Pool

The seasonal pool will feature lounge chairs, umbrellas, and tables for hotel guests only. Guests will be able to order drinks and lite bites at the pool which will be serviced from the main inn building. The hours of operation will be 9am to 8pm daily.

Usable Space (sf): 4,985 sq ft. The usable space square footage number above includes a 1,000 sq ft pool, 2,825 sq ft pool deck + entrance, and 1,160 sq ft of actual buildings (restrooms and storage).

Capacity: An estimated occupancy of 40-50 people (not including staff).

Spa

The spa will contain a tranquility/reading room, 4-5 treatment rooms, women’s lockers, men’s lockers, hot and cold plunges, a sauna, and a yoga studio. The hours of operation will be 7am to 7pm daily. The spa is open to the public via advanced reservations for treatments only. Hotel guests receive priority in booking treatments and are allowed to purchase day passes (maximum 2 hours of use) with no more than 5 day passes in use at a time (depending on the capacity of treatments booked).

Usable Space (sf): 4,550 sq ft

Capacity: An estimated occupancy of 10-12 people (not including staff)

Employees

Venue	Employee Count
Hotel	20
Food & Beverage	20
Event space Events	20 - 25
Spa	5
Pool	2

Assumes peak weekend (assume 30% less during weekday hours).

Key Census

Room Type	Count	Average SF
Cottages	4	2,000
Existing Main Inn	14	382
New Inn Addition	39	390
Total Keys	57	

Guestroom Mix - the property will contain a maximum of fifty-seven (57 rentable guest room units (“keys”)

Room Type	Count	% of Total Keys	Maximum Occupancy	Anticipated Occupancy
King / Double	29	51%	2.0	1.5
Double Double	12	21%	4.0	3.0
Suite	7	12%	2.0	1.5
Suite w/ Alcove	4	7%	4.0	3.0
Loft Suite	1	2%	6.0	4.0
Cottage	4	7%	6.0	6.0
Total	57	100%	166	130

Building Totals

Building	Basement	Total Above Grade
Cottages	-	8,000 sf
Main Inn + Addition	11,000 sf	33,600 sf
Event Room + Vestibules	-	5,430 sf
Spa	-	5,220 sf
Pool House	-	1,160 sf
Storage + Deliveries + Trash	-	3,540 sf

**The Main Inn + Addition square footage above includes around 2,500 sf of seating space which is open to the public and hotel guests.*

Parking & Traffic

- All deliveries will be made from Sharon Rd
- All guests will enter/exit via Sharon Rd
- Hotel + restaurant guests will be directed to drive to the main Hotel entrance and use Valet parking
- All events will either (or both) have valet parking or parking lot attendants to ensure proper use of parking areas and traffic control
- During non-event, weekdays, it is expected that guests will have the option to self-park in marked, available parking spots in vicinity of the Hotel/Inn pedestrian entry
- Parking Analysis included as a separate document

Truck Route to the Property

All vehicular access to the Wake Robin Inn will be directed to use designated state roads, with the sole entrance to the property located on Sharon Road. The applicant will coordinate with mapping services to formally decommission the former Wells Hill Road entrance, ensuring that all traffic, both during construction and post-construction, utilizes Sharon Road for ingress and egress. Arrival and departure traffic will be routed along state highways, specifically Routes 7, 41, 44, and 112. All construction traffic and deliveries will be contractually required to follow the prescribed routes as outlined below:

- From the West: Route 44 to Route 41, then enter the site driveway (left turn).
- From the North: Route 7 to Route 44, to Route 41, then enter the site driveway (left turn).
- From the East: Route 112 to Route 41, then enter the site driveway (right turn).
- From the South: Route 7 to Route 112 to Route 41, or alternatively Route 41 directly, then enter the site driveway (right turn).

Garbage Storage + Collection

- All garbage pickup will be between the hours of 9am and 3pm as agreed with Welsh Sanitation Service
- Bottles and recyclables will be kept inside buildings and brought to their respective containers (outside) during the hours mentioned above

Peak Hours (Arrival)

- Check in: 2pm to 4pm daily
- Events: 3pm to 4:30pm with an estimated 65% of people staying at the hotel
- F&B (dinner & bar only): 6pm to 8pm with an estimated 50% of people staying at the hotel

Peak Hours (Departure)

- Check out: 10am to 11am daily

- Events: 9:30pm to 11:30pm with an estimated 65% of people staying at the hotel
- F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel

Security, Training, and Safety

Private events serving alcohol inside the event space which are greater than 50 attendees are required to hire private security for the duration of the event. Hotel staff will be assisted by the security personnel in overseeing traffic operations, closing of doors/windows, alcohol compliance, and implementing hours of operation. In addition, all of the staff serving alcohol (waiters, waitresses, bartenders, etc.) will be required to be certified in [ServSafe Alcohol](#) training to promote safe alcohol consumption and be in compliance with the regulations set forth by the Connecticut Liquor Control. The hotel will have cameras throughout the property (with a focus on the property lines, entrance/exit, and areas where patrons would be exiting alcohol consumption areas) which will be 24/7 monitored by hotel personnel. Furthermore, once a general manager is brought on board, the neighbors will have their direct phone number and email address in the effort to maintain relationships and alleviate any concerns in a timely manner. **The general manager and their team will be available during the day, while a night manager will oversee the property through the late-night and early-morning hours, ensuring 24/7 staff and management coverage.**

Hours of Operation

SPACE	HOURS OF OPERATION
Hotel Food & Beverage <i>Mon, Tues, Wed, Thurs</i>	7am - 10pm
Hotel Food & Beverage <i>Fri, Sat, Sun + Holidays</i>	7am - 11pm
Event Space Events <i>Mon, Tues, Wed, Thurs</i>	9am - 10pm
Event Space Events <i>Fri, Sat, Sun + Holidays</i>	9am - 11pm 12am
Private Events on Property <i>Mon, Tues, Wed, Thurs</i>	9am - 10pm
Private Events on Property <i>Fri, Sat, Sun + Holidays</i>	9am - 11pm 12am
Fast Casual Provisions	11am - 8pm 9pm
Spa	7am - 7pm
Pool <i>Seasonal (May 1 – Oct 1)</i>	9am - 8pm
Outdoor Food & Beverage Service	9am – 9pm
Outdoor Private Events	9am – 8pm

About Aradev

Aradev is a hospitality development firm based in New York City, specializing in the acquisition, development, and asset management of hotel and hospitality properties. Led by principals Jonathan Marrale and Steven Cohen, Aradev brings over 30 years of combined industry expertise across all facets of hospitality real estate. The company was formed in 2023 although the founding principals have worked together since 2015. Their experience spans the full life cycle of development, from ground-up new builds to the thoughtful restoration and adaptive reuse of historic properties, as well as strategic asset management of operating assets.

Aradev is currently engaged in projects and transactions across Connecticut, New York, Massachusetts, Illinois, and New Mexico, with a focus on delivering long-term value through design-driven, sustainable development. The firm is committed to environmental stewardship, integrating sustainable building practices, materials, and preservation principles into each of its projects to create enduring hospitality assets that respect both their architectural heritage and surrounding communities.